

Planning Commission Docket

2021 Cycle of Amendments

The Planning Commission Docket is intended to provide a priority list of Comprehensive Plan and Development Regulation projects to be reviewed within the next year by the Planning Commission. The focus of the amendments is first with State required updates then City Council amendments, studies or reports. Pursuant to Leavenworth Municipal Code Section 21.03.040, the Docket addresses amendments to the Comprehensive Plan and amendments to Title 17, Subdivisions, Title 18 Zoning and Title 16 Critical Areas, excluding Chapter 16.04 SEPA. Additional amendments, studies or reports may be requested by the City Council.

The Docket is compiled each November/December with input from the Planning Commission, the City Council, the public and City staff. In January, the City Council hosts a joint meeting with the Planning Commission to review and prioritize the Docket.

Carryover projects from the 2020 Docket – expected to finalize by May

- i. Transportation Element Update – anticipated Council review March 2021
- ii. Housing Action Plan – anticipated Council review April 2021
- iii. District Use Chart – anticipated Council review May 2021
- iv. Shoreline Master Plan updates – anticipated Council review May 2021
- v. Fire Code Amendments – Wildland Urban Interface and other fire protection standards (Titles 14, 15 and 18) – anticipated Planning Commission review March 2021
- vi. Alley Access Whitepaper – Request for proposals went out in November 2020; selection in December; and, work to start after contract is finalized in early February.

Priorities for 2021

1. Housing Implementation – Updates to the Comprehensive Plan and Leavenworth Municipal Codes
 - i. Comprehensive Plan – Housing Action Plan recommendations (which will include updates to the Comprehensive Plan Housing Element and potential code amendments). *The reason for reviewing recommendations from the Housing Action Plan is to ensure the City is implementing changes to improve housing based on identified needs.*
 - ii. Housing Action Plan recommendations (which will include updates to the Comprehensive Plan Housing Element and potential code amendments). *The reason for reviewing recommendations from the Housing Action Plan is to ensure the City is implementing changes to improve housing based on identified needs.*
 - Ordinance 1589 – Development Standards tabled by the City Council pending completion of the Housing Action Plan.
 - Public Works Development Standards -updated and new construction standards for water, sewer, stormwater, roadways, driveways, etc. *The reason for updating standards is to address changes in requirements and provide missing standards so that development occurs in a uniform manner*
 - Alley Whitepaper may result in consideration of code amendments about use of alleys (primary residence and/or commercial use), development and maintenance of alleys (feasibility), vacation of alleys, etc.
2. Parking – Chapter 14.12 Off-Street Loading and Parking, including parking requirements, landscaping requirements (exempt alley parking lots), residential standards (14.12.160.A vs. 14.12.160.E) and parking lot standards (Title 14). Also, reference Alley Whitepaper for other updates. *The reason for reviewing parking is to consider impacts of development and parking options in the commercial zones. Additionally, the residential standards and parking lots need simplification.*

Planning Commission Docket

2021 Cycle of Amendments

3. On-going: Code Inconsistencies, Clarifications & Incorporation of Policies and Interpretations
 - Conflict - ADU's not permitted for transient but then permitted as B&B
 - One-year CUP review (use and development) and appeal timeline
 - Height Graphics
 - Fence heights in front yard

Remaining Items

Comprehensive Plan Updates

- A. Comprehensive Plan – Commercial District Mixed Use Incentives, codified in LMC Chapter 18.35. The mixed-use incentive district is not addressed within the Comprehensive Plan creating an inconsistency. *The reason for reviewing the Comprehensive Plan and/or the code is to ensure consistency between the Plan and City regulations.*
- B. Comprehensive Plan – Consider Urban Growth Boundary expansion request and land use designations. This includes a review/expansion of commercial and industrial lands. *The reason for reviewing the UGA is to ensure that the City is adequately planning for future growth.*
- C. Comprehensive Plan General Updates – add history to introduction, format changes, reduction in number of policies/goals, updating any identified split designation properties, etc. *The reason for reviewing general updates to the Comprehensive Plan is to improve usability, clarity and function of the Comprehensive Plan.*

Regulation Updates, Studies or Reports

- D. Density of Bed & Breakfast – consider a limited number of B&B's per block or neighborhood. *The reason for reviewing B&B density is to consider impacts to neighborhoods when multiple B&B's are located.*
- E. Commercial Setback requirements – eave overhangs in commercial zone, zero or 5' in commercial, etc. (Title 15 and 18). *The reason for reviewing commercial setbacks is to address construction, maintenance and snow for buildings located on or near the property line.*
- F. RV Park and Campground regulations (Title 18). *The reason for reviewing RV Parking regulations is at the request of KOA*
- G. Stormwater – removing conflicting references to the implementation of the 2016 Stormwater Plan (Titles 13, 14, and 15). *The reason for reviewing stormwater is to remove outdated code and streamline review.*
- H. Non-conforming annexation structures and uses (such as vacation rentals). *The reason for reviewing vacation rentals is to address existing County vacation rentals with clear regulations and a process for becoming conforming when annexing into the City.*

Placeholders – Urban Growth Area amendments due in March and development code amendments which may be submitted from the general public throughout the year for consideration.